

TRANSFER  
TAX  
PAIDCONDOMINIUM WARRANTY DEED  
016191

George W. Forsyth and Dorothy Forsyth of 69 Mountain View Drive, Kensington, Connecticut 06037 and Daniel F. Hayden and Pamela A. Donaroma of 1145 Kensington Road, Kensington, Connecticut 06037 (Grantor), for consideration paid, grants to Joanne P. Cook (Grantee) whose address is 202 Evergreen Drive, Waterville, Maine 04901, her heirs and assigns forever with WARRANTY COVENANTS, a Condominium located at 202 Evergreen Drive, Waterville, Kennebec County, Maine and more particularly described as follows, to wit:

The unit known and designated as Unit 9 in Ridgewood West Condominiums, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat by Melvin Beck, Professional Engineer, entitled "Ridgewood West Condominiums" and filed in the Kennebec County Registry of Deeds in Plan File E-87232. Specific reference is made to the Ridgewood West Condominium Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated December 3, 1987 and is recorded in said Registry of Deeds in Book 3280, Page 162, with Amendment to this Declaration dated March 4, 1988 and recorded in Book 3321 Page 187 and the same is incorporated by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry, in Plan Files E-87233 through E-87236.

Being the same premises conveyed by FSD Associates, Inc. to George W. Forsyth, Dorothy Forsyth, Daniel F. Hayden and Pamela A. Donaroma by deed dated February 7, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3307, Page 71.

The property conveyed herein is subject to the provisions of the Maine Condominium Act, 33 M.R.S.A. Section 1601 et seq. as amended, and the Declaration.

The property conveyed herein is also subject to all easements, covenants and restrictions of record.

Subject to the rights reserved by FSD Associates, Inc. to grant easements for the benefit of the condominium property or other adjacent property owned by Grantor, its successors or assigns, over the property conveyed herein for the installation, repair, maintenance, replacement or removal of public utility lines, wires, cables, conduits, pipes for water, sewer, and stormwater drainages, vents or poles, use of the stormwater retention areas and all other rights reserved to FSD Associates, Inc. as Declarant in said Declaration.

32-63-9

Phillips &amp; Berman 3

Grantees herein, for themselves, their heirs, successors and assigns, do agree that their acceptance of this conveyance makes the Grantees a member of the Ringwood West Condominium Association and entitles them thereby to the privileges and subjects them thereby to the conditions and obligations set forth in said Declaration and the Bylaws and Rules and Regulations of said Association.

32-63-9

WITNESS our hands and seals this 16 day of June, 2001

Kerry Patches  
Witness Kerry Patches

George W. Forsyth  
George W. Forsyth

[Signature]  
Witness

Dorothy Forsyth  
Dorothy Forsyth

Mike Konefal  
Witness

Daniel F. Hayden  
Daniel F. Hayden

Mike Konefal  
Witness

Pamela A. Donaroma  
Pamela A. Donaroma

STATE OF CONNECTICUT

MIDDLETOWN, ss. MIDDLESEX June 19, 2001

Personally appeared the above named George W. Forsyth and acknowledged the foregoing instrument to be his free act and deed.

Before me,

MARIA N. COLE  
Maria N. Cole

Printed Name notary public

My Com. Exp. February 28, 2005



STATE OF CONNECTICUT

Middlesex, ss. MiddlesexJune 15, 2001

32-63-9

Personally appeared the above named Dorothy Forsyth and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Alexander Z. KozminAlexander Z. Kozmin

Printed Name

My Com. Exp.: 8.31.05

STATE OF CONNECTICUT

Middlesex, ss. MIDDLESEXJune 19, 2001

Personally appeared the above named Daniel F. Hayden and acknowledged the foregoing instrument to be his free act and deed.

Before me,

SHERYL ROSANOSheryl Rosano

Printed Name

My Com. Exp.: 2006

STATE OF CONNECTICUT

Middlesex, ss. MIDDLESEXJune 19, 2001

Personally appeared the above named Pamela A. Donaroma and acknowledged the foregoing instrument to be her free act and deed.

Before me,

SHERYL ROSANOSheryl Rosano

Printed Name

My Com. Exp.: 2006

RECEIVED KENNEBEC SS.

2001 JUN 21 PM 1:05

ATTEST:

Harold R. D. Mann  
REGISTER OF DEEDS

**SHERYL ROSANO**  
**NOTARY PUBLIC**  
MY COMMISSION EXPIRES 2006